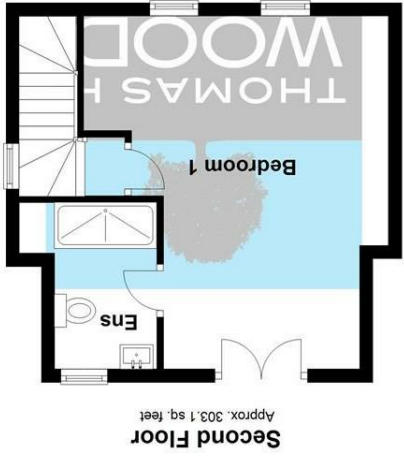
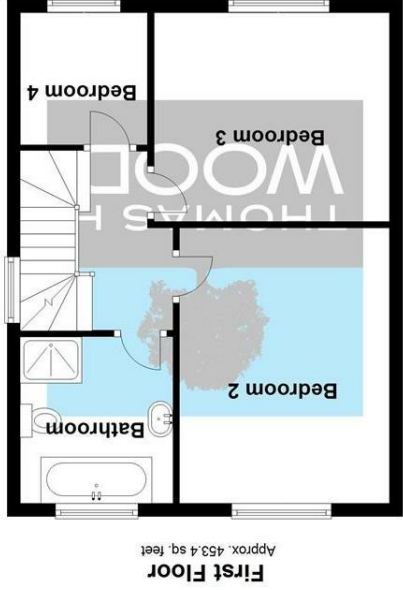
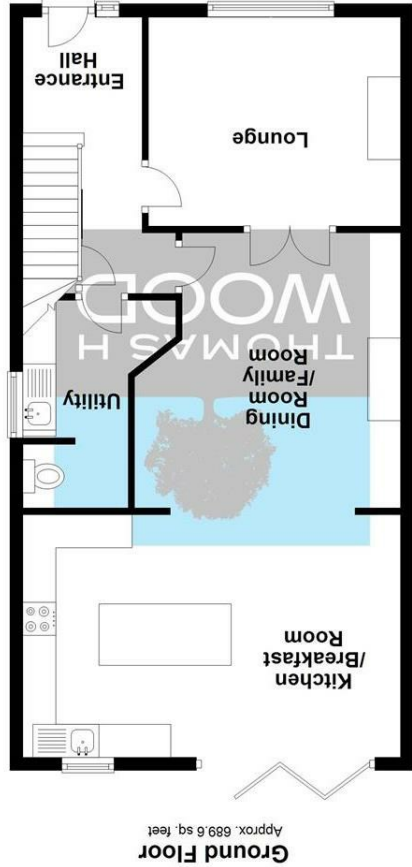


Total area: approx. 1446.1 sq. feet



Energy Efficiency Rating	
Current	Potential
71	81
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	



CONTACT

EMAIL

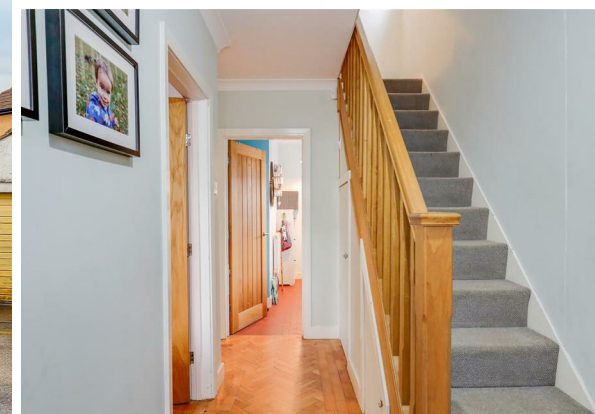
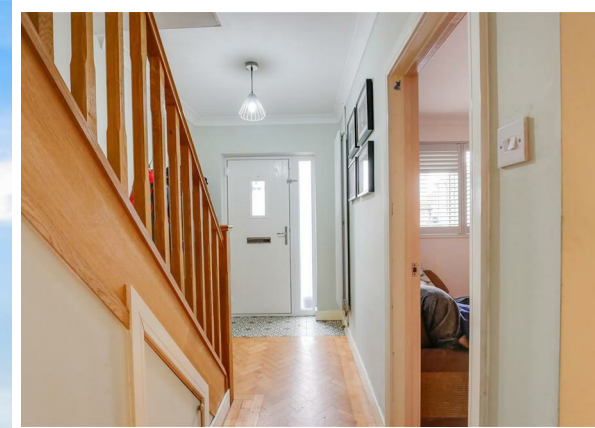
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44 Heol Coed Cae,
Whitchurch, Cardiff
CF14 1HL

Asking Price £475,000
House - Semi-Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1446.10 sq ft

Current EPC Rating - C71

Potential EPC Rating - B81

Nestled in the sought-after Heol Coed Cae of Whitchurch, this substantial four-bedroom semi-detached home has been thoughtfully renovated by its current owners, crafting a contemporary and desirable family residence. With its inviting features including Bi-Folding doors to the south west rear garden, an expansive open-plan kitchen/dining and sitting area, and a luxurious master bedroom complete with a wet room, this property offers modern living at its finest. Conveniently situated within walking distance to Whitchurch common, the village, and esteemed primary and secondary schools, this home presents an ideal lifestyle. An early viewing is highly recommended to fully appreciate this exceptional property. The accommodation briefly comprises an entrance hallway with integrated storage, a comfortable lounge, and an open-plan kitchen and dining area equipped with integrated appliances, island seating, and Bi-Folding doors opening onto the rear garden. Furthermore, the ground floor features a laundry room with a cloakroom. Upstairs, the first floor hosts three bedrooms and a well-appointed four-piece family bathroom, while the second floor showcases a generously sized 18ft main bedroom complemented by a luxurious wet room and a Juliette balcony. Additional highlights of the property include gas heating, bespoke window shutters, double glazing, internal oak doors, and flooring. Outside, the property offers parking for two cars, side access to a small detached garage suitable for office use, and a low-maintenance enclosed rear garden.

ENTRANCE HALL

Staircase to the first floor with with oak balustrade, fitted storage cupboards, double glazed window and door, upright radiator, coved and skimmed ceiling, woodblock flooring.

LOUNGE

3.48m x 3.30m (11'5" x 10'9")

Overlooking the front aspect, this versatile room has UPVC windows with customised window shutters, fitted display shelving and cupboards to alcoves, coved and skimmed ceiling, wood block flooring. Double partially glazed doors to;

KITCHEN/DINING/SITTING ROOM

8.23m x 5.36m (27'0" x 17'7")

A wonderful space with ample room for a further sitting and dining room. Open plan to the kitchen with bi-Folding doors to the rear garden. The modern fitted kitchen has a range high gloss fitted wall and base units with oak worktops over. Incorporating a ceramic sink unit with mixer tap and drainer, integrated dishwasher, induction hob, electric oven, stainless steel cooker hood. A large central Island for dining with a matching oak worktop, soft close drawers and wine cooler. Solid oak flooring, smooth ceiling with inset spotlights and vertical radiator.

LANDING

UPVC window to the side, staircase to the second floor, fitted carpet, smooth ceiling.

BEDROOM TWO

3.66m x 3.17m (12'0" x 10'4")

UPVC window to the front with customised window shutters, radiator, fitted carpet, smooth ceiling.

BEDROOM THREE

3.99m x 3.35m (13'1" x 10'11")

UPVC window to the rear garden, fitted wardrobes to one wall, radiator, fitted carpet, smooth ceiling.

BEDROOM FOUR

2.03m x 2.01m (6'7" x 6'7")

UPVC window to the front with customised window shutters, radiator, fitted carpet, skimmed ceiling.

BATHROOM

2.64m x 2.46m (8'7" x 8'0")

Fitted with a modern white four piece suite comprising a panelled bath with mixer tap and shower attachment, vanity unit with fitted storage and a free standing circular sink unit with mixer tap, large shower with rain head shower and rinser, low level WC and tiled floor. Extractor fan, smooth ceiling with inset spotlights, vanity mirror with lighting.

LANDING

UPVC window to the side, fitted carpet, smooth ceiling.

MASTER BEDROOM

5.54m x 4.27m (18'2" x 14'0")

Glazed skylights to the front, feature chimney breast, eaves storage cupboards, Juliette balcony to the rear garden, fitted carpet, skimmed ceiling with inset spotlights.

WET ROOM ENSUITE

2.59m x 1.60m (8'5" x 5'2")

A large walk-in shower with black rain head shower and rinser, matching low level w.c., a floating wash hand basin with mixer tap, upright radiator, fully tiled walls and floor, skimmed ceiling with inset spotlights. UPVC floor window to the rear.

OUTSIDE

FRONT

Decorative gravelled driveway providing parking for two cars, outside light, side access with power and water tap leading to;

REAR

GARAGE (for storage purposes) with a double glazed door, power and light, that could be suitable for an office space. The rear garden has a good size decked seating area with enclosed walling and hedging, laid mainly to lawn with shrub beds and outside lights.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band F



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C

